

**Clark County 78th Street/WSU Property Concept Planning
Sounding Board Meeting #3
October 22, 2008
Summary Notes**

Sounding Board members in attendance: Rob Freed, Clark County Historic Preservation Commission; Blair Wolfley, WSU Extension; Doug Ballou, NACCC; Nancy Funk, Master Gardener Foundation; Bruce Prengruber, Clark County Food System Council; Jim Youde, Clark County Food Bank; Doug Stienbarger, WSU Clark County Extension; Florence Wager, Parks and Recreation Commission; Pete Dubois, Clark County Sustainability; Ila Stanek, Hazel Dell/Salmon Creek Business Association/West Hazel Dell Neighborhood Association; Sharon Kenoski, area neighbor; Bud VanCleve, NE Hazel Dell Neighborhood Association; Rassoul Dastmozd, Clark College; and Mark Stephan, WSUV.

Consultant staff present: Jeanne Lawson and Adrienne DeDona, JLA.

Clark County staff present: Mark McCauley, General Services Director.

Members of the public: Fran Hammon, Master Gardener Foundation; Sue Van Laanen, Fort Vancouver Library; and Jose Alvarez, Clark County Planning.

Agenda Overview & Introductions:

Jeanne Lawson kicked off the meeting with an overview of the agenda and a quick round of introductions.

Jeanne gave a re-cap of the last meeting.

Mark McCauley and Jeanne described the next steps in the process to the group and the Commissioners desire to move the project forward. This will involve developing a draft concept that reflects the feedback received by the Sounding Board at the meetings.

Jeanne briefly reminded everyone of the group's charge since there were new members at the meeting.

Guiding principles discussion:

The guiding principles were reviewed by the group and everyone agreed they were okay to move forward with the changes that had been discussed at the last meeting.

Building and property updates:

Mark McCauley provided the group with an update on the property and the buildings. He had recently attended a worksession with the Board of Commissioners. At that meeting he presented them with the progress of the project starting with the history of the property and including the sounding board progress. At that meeting, Commissioner Morris requested that Mark provide her with an updated version of the draft concept plan.

Since that time, Mark has been working with LSW Architects to conduct a structural review of the building. That has resulted in determining that the structural integrity of the building is good. It will cost approximately \$500 to \$700,000 to bring the building up to code. This does not include changing the use.

LSW has also developed a draft concept for the frontage property along 78th Street to be used as a discussion piece. The following summarizes the discussion held by the group related to the draft concept for the frontage property:

- A concern about the asphalt's impact to the building was raised. Mark responded by saying that impervious concrete would be used. Jeanne also mentioned that the historical photos of the property showed that the entrance was on the opposite side (which how it's depicted in the draft concept developed by LSW). Pete Dubois suggested that permeable pavers could also be used in place of asphalt or concrete. Mark said that the most sustainable methods will be used.
- The group felt like the draft concept plan would help serve as a discussion piece to determine future uses for the property.
- Some felt like the existing building could be used in the interim as a community center until a permanent location was determined at a later date through a broader public process. It was discussed that a separate process would be necessary to determine the location and uses for a community center.
- A question came up regarding whether or not the current kitchen facilities could be used as a commercial kitchen. Mark responded by saying the existing kitchen facilities were not adequate for commercial public use.

Mark McCauley added that the County has approved to use the property for farming until the site plan has been determined.

Jeanne added that the information gathered at the sounding board meetings would be collected and developed into the updated concept plan to be presented to the public to gather feedback.

Food Systems Council Presentation:

Bruce Prengruber, Food Systems Council provided the group with the Vision, Mission and Strategies that have been developed by the Food Systems Council for the future use of the 78th Street Property. For more information about this plan, see the attached document.

Community Center discussion:

The following summarizes the group discussion that occurred related to the community center:

- Mark indicated that the master plan developed for the property would need to be something that could be phased due to the budget.
- It was mentioned that the frontage part of the property should be developed first because that is what people see.
- Using the building for community meeting space in the interim is consistent with what's been said by the group in the past.
- Mark said that Clark County was interested in using the property to teach an organic farming course. He also added that Mercy Corps was interested in maintaining community gardens on the site.
- There was a concern raised about providing access to the site and how that might conflict with the agricultural uses on the site. A full-time presence on the site would be needed to help address this.
- A concern was raised about the leasing of public property for personal profit (leasing land to farmers who will sell their produce).

- It was requested that any interim uses for farming be in writing to ensure that the use can change at a later date if necessary.
- Concerns were raised about the site being used for agro-tourism.

Jeanne led the group through a process to determine whether or not each of the potential uses that have been discussed by the sounding board at the last few meetings met the guiding principles. Each sounding board member was given a green, red and yellow piece of paper to indicate their preference for each potential use. Green = agree, red = disagree, and yellow = maybe. The following is a summary of the group's discussion:

- Community Nurse Station – 3 green, 6 yellow, 4 red
- Teach commercial and personal farming – all green
- Daycare for the young and old – all red, one yellow
- Education based agricultural center – all green
- 'Cop shop' (substation) – 5 green, 4 yellow, 2 maybe/yes, 1 red
- Model/demonstration for growing food at home – all green
- Outdoor community learning – all green
- Food Co-op – 10 green, 2 maybe/yes, 1 yellow
- Trapedero club – 9 red, 1 yellow
- Challenge program (ropes course) – 9 red, 2 yellow, 2 green, 1 maybe/yes
- Restaurant (tied to local food production) – 6 green, 3 yellow, 1 red
- Preserve/restore existing buildings – all green
- Preserve cemetery – all green
- Explore produce stand/storefront – all green
- Explore farmer's market (for local farmers to sell their produce – not crafts) – all green, 2 yellow
- Crop production (commercial/lease), including a start-up/learning program for new farmers – 1 red, 2 yellow, all green
- Teen Center – all red
- Water quality restoration and riparian areas/demonstrations – all green
- Surface water/rain water demonstration – all green
- Food Bank – all green, 3 yellow
- Community meeting space – all green
- Sustainable working demonstration farm – 8 green, 1 yellow and 2 maybe/yes
- Multi-modal path/trail – all green
- Master Gardener Greenhouses – all green
- Community commercial kitchen/classroom – all green
- Senior Center – all red, 3 yellows
- 68th Street Road improvements – 7 green, 5 red, 2 yellow
- Wooden Silo – all green, 2 yellow
- Viewpoint shelter – all green
- Community gardens – all green
- Hillside plantings (berries, grapes, terraced farming) – all green, one yellow
- Explore Expansion of Hazel Dell Park (trade) – 4 yellow, all green
- Explore Expansion of Hazel Dell Park – 6 red, 3 yellow, 4 green, one maybe/no

Working title exercise:

Jeanne led the group through a process to determine the group's preference for a working title. Each sounding board member was given a green, red and yellow piece of paper to indicate their preference

for each title that was generated by the group at the first meeting. The following is a summary of the group's discussion:

- One suggestion was made to research the name of the original settler of the property and name it after that person.
- Central Park – all red, two green
- Sustainability Center – all red, 2 yellow
- Center for Community Agriculture – 1 yellow, 1 red
- The Farm – 4 green, 4 yellow, 4 red
- Clark County Fresh – all red, 1 yellow
- Fresh Farm – all red
- Central Farm – 1 yellow, all red
- Pure Farm – all red
- Heritage Farm – 3 green, 3 yellow, 6 red
- Garden Park – 2 yellow, 2 green, all red
- The Old Poor Farm – 1 green, 2 yellow, all red
- Community Farm – 2 yellow, all red
- Hazel Dell Farm – 3 green, 4 yellow, 3 red
- 79 acres – 2 green, 1 yellow, all red
- Forest Garden – all red, 1 yellow

Public Involvement Process:

Jeanne gave an overview of the public outreach process that would follow in the next few months:

- Public open houses with a workshop format which may include members of the sounding board staffing stations to explain the potential uses for the site.
- It was requested that pictures be provided to help the public visualize the concepts/ideas.

Public Comment:

None.

Meeting Adjourned:

The meeting was adjourned at approximately 8:40 p.m.

The updated concept plan will be sent to the group via e-mail to request input prior to the public open houses being scheduled. The public open houses will take place sometime in either November or December.